

X. Exhibit 1

Chanate Campus Development Vision and Objectives

The master plan and development of the Chanate Campus will be guided by the following vision and objectives. In accordance with Section VIII of this Request for Proposal, respondents must specifically describe how they will collaborate with Sonoma County to achieve them and demonstrate their expertise, commitment and capacity to undertake the holistic and expeditious development of this legacy property.

Chanate Campus Development Vision

The vision for Chanate Campus is to create a new mixed-use community that will make a long lasting, positive contribution to its neighbors and the County as a whole:

- Develop a beautiful, walkable and sustainable community that is compatible with the surrounding neighborhood
- Provide a variety of housing types to help meet the diverse housing needs of County residents
- Develop a village center that will serve as the heart of the new community, with neighborhood retail, cultural and art uses
- Improve public access and enhance open space, trail and recreational use
- Honor Chanate's healing history, preserve its historic cemetery and celebrate its cultural significance
- Enhance the quality of life for the surrounding neighborhood and all Sonoma County residents
- Improve access to services through consolidation of County facilities

Chanate Campus Development Objectives

The development of the Chanate Campus should achieve the following development objectives:

Objective 1 – County Operation and Facility– Develop and accomplish a transition plan that will support the County's consolidation of facilities and service delivery and undertake the following:

- Provide for a smooth transition of existing County and non-profit partners' operations in their relocation from Chanate.
- Retain the Coroner (Building 10) and Public Health Lab (Building 17) in their current locations unless the County (in collaboration with the selected developer) determines that it would be more advantageous for these operations to relocate.
- Demolish buildings that are unsafe, unhealthy and/or obsolete.
- Remediate environmental contamination on the property.
- Retain approximately 35 acres of Water Agency and Open Space District land, along with the Historic Cemetery, and assure new development is compatible with the primary use of those parcels (e.g., flood control for the Water Agency parcel and open space for the Open Space District parcel).

Objective 2 – Master Development of Chanate Campus– Create a comprehensive master plan and assure that the Chanate Campus is holistically developed to achieve the County's development vision, development objectives and planning objectives.

- Prepare and implement a comprehensive master plan for development of Chanate that will:
 - Be compatible with and complementary to surrounding neighborhoods.
 - Engage the community and service providers in the master planning process.
 - Evaluate and mitigate potential environmental impacts as appropriate, including transportation/transit, public services (schools, public safety, etc.), historic, cultural and biological resources, geology and soils, hydrology and water quality and air quality.
 - Realize the Chanate Campus development vision and planning objectives.
- Assure development is undertaken in a holistic, coordinated and collaborative manner that avoids piecemeal development of individual parcels and accomplishes the County's, City's and community's collective goals.

Objective 3 - Fair Return for County and Developer– Achieve a fair market, financial return for the County and developer by most effectively deploying the strengths and resources of the public and private sector to accomplish master development of the Chanate Campus:

- Provide a fair market, financial return for the County to help fund the consolidation of County operations, improve community access to County services and help meet other critical County goals. *As indicated in the County's Surplus Property Notice, the County expects to generate at least \$15 million in payments to Sonoma County.*
- Assure the property is developed to its highest and best use given the critical public and community wide benefits the County seeks to achieve, including the achievement of a minimum of 20% affordable housing on-site.
- Provide sufficient financial returns to the developer and repayment of private capital to facilitate development moving forward on a streamlined basis.

Objective 4 – Expedited Development: Develop and construct new housing, particularly affordable housing (for the workforce, Seniors, Veterans, students and others), as soon as possible to help the County meet its urgent need for housing.

- Collaborate on a planning process to enable new development to occur as quickly as feasible, taking into account community input and environmental review.
- Address need for different housing types at mixed levels of affordability with minimum of 20% affordable housing to be provided onsite.

Chanate Campus Planning Objectives

The master plan and development for the Chanate Campus should meet the following planning objectives:

- **Mixed-Use Community:** Create a walkable mixed-use community, with high-quality housing and commercial uses that complements and is compatible with surrounding neighborhoods
- **Quality of Life:** Make a long lasting, positive contribution to the local area and the County as a whole.
- **Housing Mix:** Provide new housing of different types and mixed levels of affordability to address the County's need for housing to serve a broad range of income levels (minimum of 20% affordable housing provided onsite), which addresses both County²² and City policies.²³
- **Village Center:** Provide an identifiable “village” center and gathering place that will serve as the heart of the new community, with complementary neighborhood retail, services, cultural and art uses.
- **Healthy and Safe Neighborhood:** Provide a healthy, safe, walkable and environmentally friendly community with convenient access to neighborhood retail from surrounding neighborhoods.
- **Improved Connectivity and Transportation:** Improve Chanate roads with interconnected streets, enhanced trail system and bicycle/pedestrian improvements that encourage walking, biking and the use of transit, minimize traffic congestion and enhance public safety.
- **Open Space and Recreational Improvements:** Improve public access to open space and provide enhanced trail and recreational use throughout the property, while continuing to protect environmentally sensitive areas and wildlife habitat.
- **Cultural and Historic Resources:** Celebrate Chanate's healing history, preserve its historic cemetery, and honor its cultural and historic resources.

²² Per Section 26-89-040 of Sonoma County Code, affordable units must be built at the same time as market rate units. For ownership housing, a minimum 20% of new dwelling units shall be affordable to low income or moderate income households (at least one-half of affordable units must be affordable to low-income households). For rental housing, a minimum of 15% of units shall be affordable to low and very low-income households (at least one-half must be affordable to very low income households); or, a minimum of 10% of new rental units shall be affordable to very low- and extremely low-income households (at least one-half must be affordable to extremely low income households).

²³ *Santa Rosa Housing Allocation Plan Section 21-02.050* describes the process for developers of more than 70 residential units to work with the City on providing affordable housing units. In general, the City requires a minimum of 15% on-site residential units be affordable to those with incomes at or below 80% of areawide median income (AMI).

- **Placemaking/Livability:** Contribute to and create a sense of place while promoting livability.
 - Reinforce and create focal points or nodes of activity
 - Enhance relationship and connectivity between human spaces
 - Establish a suitable and dignified living environment as an expression of design concept
- **Natural and Built Environment:** Respond to the site's natural environment and integrate and/or incorporate the natural and built environments as an expression of the design concept.
 - Maximize the retention of heritage trees and retain the wooded character of the property as much as possible
 - Integrate plant and tree materials with site improvements
 - Use planting and landscape walls to create outdoor rooms
 - Design appropriate for the architecture, topography, and scale of the site
 - Articulate and define spaces with appropriate landscape materials as an expression of design concept
- **Sustainability:** Promote responsible and sustainable use of resources and promote healthier lifestyles as an expression of the design concept, including site resources, water conservation, energy efficiency, walkability and air quality.